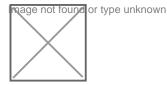


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

586 MAIN AVE W FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Sundre, Alberta **Listing ID:** MLS ID: 31387 A2240983

\$1,049,000



△ SARAH KENNEDY

(403) 638-6499

Real Broker

855-623-6900

586 Main Ave W , Sundre , Alberta T0M 1X0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

62

Zoning

C2

Subdivision

NONE

Nearest Town

Sundre

Building Type

Commercial Mix, Mixed Use, Retail

Year Built 1998

Mixed Use

Structure Type Mixed Use

Property Type

Commercial

Property Sub Type

-71--

Legal Plan 2504Go

Building Area (Sq. Ft.)

9250.00

Building Area (Sq. M.)

859.35

Lot Size (Sq. Ft.)

24570

Lot Size (Acres)

0.56

Roof Metal Foundation

Slab

Cooling None Heating

Reports

In Floor, Natural Gas

Inclusions

Rental Unit Appliances

Restrictions

None Known

Annual Property Operating Data, Formal

Lease, RPR with Compliance, Title

Priced Reduced - Turn-Key Commercial Investment – 586 Main Ave W, Sundre - CAP 6.47 This high-visibility, income-generating FULLY RENTED 4-bay commercial property with Storage unit income and residential unit, is ideally situated on Sundre's busy Main Avenue West, offering maximum exposure to highway commercial traffic and versatile functionality for investors or owner-operators. Property Highlights: Four commercial bays, fully leased with strong, stable tenants. Spacious storage bay, ideal for warehousing or operations use. LEASED Attached 2-bed, 2-bath residential suite, perfect for staff housing, rental income, or owner-occupancy. LEASED Parking for 15+ vehicles with excellent access for larger vehicles, including trucks and trailers. Highway Commercial zoning, allowing for a wide variety of permitted uses. Strong curb appeal with updated signage, refreshed exterior, and clean layout. Recent Upgrades: Connected to town water (2021) Exterior repainted (2023) New membrane roof installed (2023) LED signage lighting installed (2024) Suite Updates: Fresh paint throughout New window for added efficiency New stove, dishwasher, and hood fan New tile installed by the balcony This property offers a solid income stream, flexible configuration, and is located in a growing, business-friendly community. Whether you're looking to expand your portfolio or establish a commercial base in Sundre, 586 Main Ave W delivers long-term value and strong upside potential.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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